BOROSCOPIC INSPECTION REPORT

PHASE 3

25 SIGOURNEY STREET HARTFORD, CT

PREPARED FOR

STATE OF CONNECTICUT DEPARTMENT OF PUBLIC WORKS FACILITIES MANAGEMENT 165 CAPITOL AVENUE HARTFORD, CT 06106

OCTOBER 22, 2002

PREPARED BY

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PURPOSE OF REPORT

The State of Connecticut has been undergoing envelope repair to 25 Sigourney Street ever since its acquisition of the building 6 years ago. Leaks have been reported through the fenestration system and the brick system which may have subsequently produced mold. In the year 2,000, the State remediated the mold in some locations of the building. Still, Indoor Air Quality health related complaints were received from workers in some parts of the building. The State prepared a more extensive envelope repair and mold remediation project which is being performed at this time. Still, Indoor Air Quality health related complaints were registered. While the envelope repair and mold remediation project was addressing known points of water infiltration and visible mold, the State Department of Public Works Facilities Management Office was concerned that water may have infiltrated other points in the envelope or in bathroom chases that was not visible and should be remediated while this project is underway. That Office contracted with EnviroMed Services, Inc. an environmental consulting company, to arrange for boroscopic inspections in other locations in the perimeter walls and in toilet chases not being addressed in the remediation contract. EnviroMed Services, Inc. contracted with Air Technology, Inc. to perform the technical boroscopic inspections while EnviroMed Services, Inc. would oversee the findings. 98 locations were investigated in Phase one of this work. A report of those findings was delivered on September 10th, 2002. The second Phase of that work, an additional 84 locations, was delivered on September 25th, 2002. This is the third phase of the work, an additional 50 locations, performed on October 17th, 2002.

BUILDING DESCRIPTION

- 1. The building is a seventeen year old 20 story high rise structure. It has building code classification of 1B Protected. To get that fire resistance rating, the structure is reinforced concrete and the remaining envelope is made of masonry. The envelope is brick faced. Generally, that means the construction cross section is, from the inside out, gypsum board on metal studs or channels, on reinforced concrete or concrete block, rigid insulation, air space, and 4" of face brick. There is substantial glass on the exterior in aluminum casings abutting the masonry. There are balconies on the 19th, 18th and 17th floors.
- 2.. The 20th floor is a penthouse of approximately 40% of the area of a typical floor. Floors 19 thru 6 are typical office floors. Floor 5 is a mezzanine floor with some offices, cafeteria and garage space. Floor 4 has the entry level with some office, retail and garage space. Floors 3 to 1 are garage levels.

INVESTIGATION PROCEDURE PHASE 3

1. The State Department of Public Works Facilities Management Office marked areas of concern on reduced drawings of the building for the investigators to explore.

2. A team from ATI, composed of the same technicians that performed Phase 1, went back to the building Thursday October 17th. They were accompanied by an agent from DPW Facilities Department.

3. The team decided to investigate from the 19th floor down. Work began on the 19th floor. It then went to the 18th floor, 17th floor, 16th floor, 15th floor, 14th floor, 12th floor, 10th floor, 9th floor, 7th floor, 6th floor, 5th floor and finally, back to the 20th floor.

4. The technician inserted a new type of boroscope in a 1 1/2" hole he created and performed the inspection. Suspicious materials were defined as water staining, rust or corrosion, or spotting which could be mold.

5. These probes were recorded in a video for future confirmation. The location # and floor were written on a tape above the hole. This was videoed before the boroscope was inserted. The video should be paused to get a good view of this and for viewing suspicious materials. The video will now be available for a record of what was found.

INVESTIGATION PROCEEDINGS

Appendix A illustrates each floor which was investigated starting from the 19th to the 5th and back to the 20th. In red, the number of the boroscopic probe is indicated at the location tested. The letter C after the location # will designate Phase 3.

19TH FLOOR

LOCATION #1C: This is in office above library. Area was clean.

LOCATION #2C: This is in library. Area was clean.

18TH FLOOR

LOCATION #3C: This is taken in the wall by Gove's office. Minor debris seen but area was clean.

LOCATION #4C: This is taken in the outer wall of Audit's conference room. Area was clean. Corrugated cardboard was used as spacers so future contamination possible.

LOCATION #5C: This is taken in clerical area on other side of floor. Area was clean.

LOCATION #6C: This is taken in the supervisor of the clerical space. Area was clean.

16TH FLOOR

LOCATION #7C: This is taken in the outer wall of Prindle's room. Area was clean. Corrugated cardboard was used as spacers so future contamination possible.

LOCATION #8C: This is taken in the training room. Concrete too close for boroscopic view.

LOCATION #9C: This is taken in the window wall in the 3rd office from the North end. Minor debris found. Cardboard spacers. Staining seen on studs.

LOCATION #10C: This is taken in the 2nd window wall of that North end. Area was clean. Corrugated cardboard was used as spacers so future contamination possible.

LOCATION #11C: This is in window wall of corner office. Area was clean. Corrugated cardboard was used as spacers so future contamination possible.

LOCATION #12C: This is in the column wall of the center office of the North end. Area was clean.

LOCATION #13C: This is 3rd window wall from Southeast end in corridor. Area was clean.

LOCATION #14C: This is column wall in Southeast corner of corridor (facing East). Concrete too close to view.

LOCATION #15C: This is window wall in Southeast corner of corridor (facing East). Concrete too close to view.

15TH FLOOR

LOCATION #16C: This is window wall looking down atrium area. Area was clean.

14TH FLOOR

LOCATION #17C: This is in 2nd office facing East. Area was clean, but heavy debris found.

LOCATION #18C: This is in corner office facing Northwest. Area was clean, but heavy debris found.

12TH FLOOR

LOCATION #19C: This is in column wall by Cortez's office. Area was clean, but water staining on gypsum board found.

10TH FLOOR

LOCATION #20C: This is in 2nd office facing South. Area was clean.

9TH FLOOR

LOCATION #21C: This is in a window wall about center of the building facing West. Area was clean, but heavy debris found.

LOCATION #22C: This is in 3rd office facing. Area was clean, but heavy debris found.

LOCATION #23C: This is in East corner office facing atrium roof. Area was clean, but heavy debris found.

8TH FLOOR

LOCATION #24C: This is in a window wall 3rd work station from the Southwest corner facing South. Area was clean.

LOCATION #25C: This is in a window wall 2rd work station from the Southwest corner facing West. Area was clean.

LOCATION #26C: This is in a window wall 5th work station from the Southwest corner facing West. Area was clean, but heavy debris found.

LOCATION #27C: This is in a window wall 7th work station from the Southwest corner facing West. Area was clean, but heavy debris found.

LOCATION #28C: This is in a window wall 9th work station from the Southwest corner facing West. Area was clean, but loose fiberglass found.

LOCATION #29C: This is in a window wall 3th work station from the Northwest corner facing West. Area was clean.

LOCATION #30C: This is in the Northwest corner office. Area was clean.

LOCATION #31C: This is in the North corner office facing Northwest. Area was clean.

LOCATION #32C: This is in the 2nd workstation from the North corner office facing Northwest. Area was clean.

LOCATION #33C: This is in the 2nd workstation from the corner office facing the atrium roof. Area was clean.

LOCATION #34C: This is in the larger conference room facing the atrium roof.. Area was clean.

LOCATION #35C: This is in the East corner office facing South. Area was clean.

LOCATION #36C: This is in the 2nd workstation from the corner office facing South. Area was clean.

LOCATION #37C: This is in the column wall in the 4th workstation from the corner office facing South. Area was clean.

7TH FLOOR

LOCATION #38C: This is in a window wall near Pich's work station. Area was clean.

LOCATION #39C: This is in a column wall near Carey's work station. Heavy debris and possible water damage on gypsum board.

LOCATION #40C: This is in a window wall near Hardy's work station from the Southwest corner facing West. Area was clean, but heavy debris found.

6TH FLOOR

LOCATION #41C: This is in a window wall near Mellon's work station. Area was clean.

LOCATION #42C: This is in a column wall near Platte's work station. Water stains on gypsum board and rust on studs found.

LOCATION #43C: This is in a window wall in Wilcox's corner office. Area was clean.

LOCATION #44C: This is in an interior wall near Doolan's work station. Area was clean.

LOCATION #45C: This is in a window wall in the interview room facing West over the atrium roof. Rust on studs found but no water stains on gypsum board found.

LOCATION #46C: This is in a window wall in the taxpayer's advocate's corner office. Area was clean.

5TH FLOOR

LOCATION #47C: This is in a window wall in the training room facing South. Area was clean. Heavy debris and pipes were seen.

LOCATION #48C: This is in a wall near Wallace's work station. Area clean but heavy debris found.

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LOCATION #49C: This is in a window wall near Davis's work station. Area was clean.

20TH FLOOR

LOCATION #50C: Exterior of gypsum board in the MER has water damage. Interior has suspicious staining. Insulation also may have mold. Wall facing North with a similar situation was reported in Phase 1.

DETERMINANTS TO RECOMMENDATIONS

- 1. The method of doing this study was through a boroscope connected to a video. All the results indicated above can be verified or challenged by the video itself which accompanies this report.
- 2. If water staining, suspicious black material or obvious mold is found through the probes, our recommendation is to remove the gypsum board and remediate the wall. (Recommendation A).
- 3. If we see no evidence of water infiltration, then we recommend nothing more be done to this wall (Recommendation B).

RECOMMENDATIONS

RECOMMENDATION A (Remove the gypsum board and remediate the wall without further investigation)

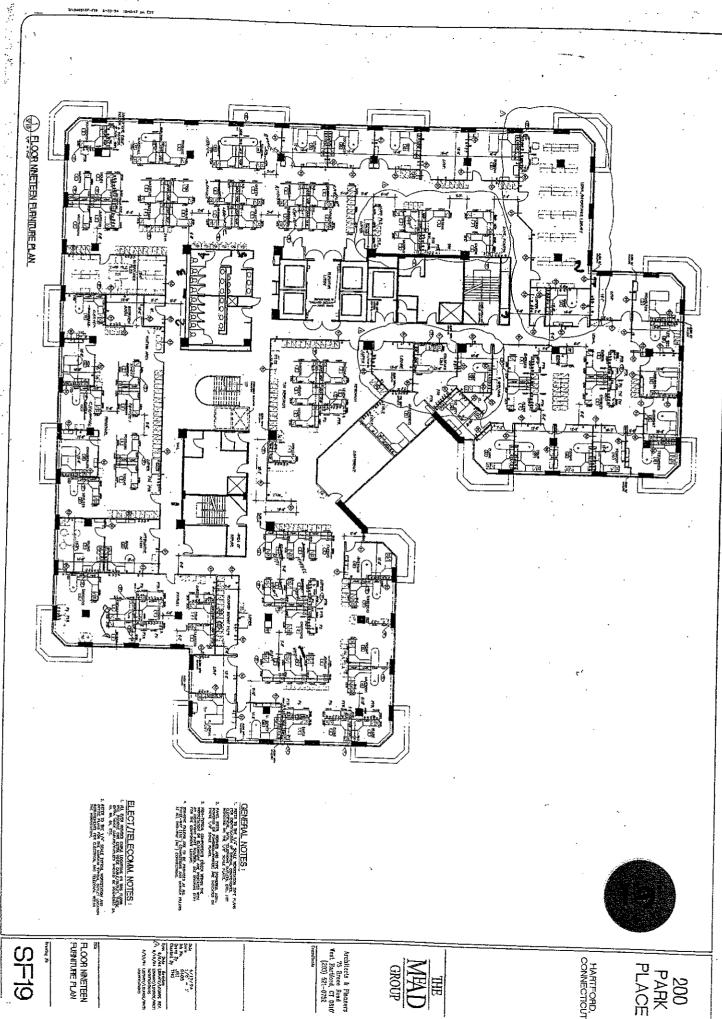
LOCATION 9C, LOCATION 19C, LOCATION 39C, LOCATION 42C, and LOCATION 50C.

RECOMMENDATION B (Nothing more be done at this location).

LOCATION 1C, LOCATION 2C, LOCATION 3C, LOCATION 4C, LOCATION 5C, LOCATION 6C, LOCATION 7C, LOCATION 8C, LOCATION 10C, LOCATION 11C, LOCATION 12C, LOCATION 13C, LOCATION 14C, LOCATION 15C, LOCATION 16C, LOCATION 17C, LOCATION 18C, LOCATION 20C, LOCATION 21C, LOCATION 22C, LOCATION 23C, LOCATION 24C, LOCATION 25C, LOCATION 26C, LOCATION 27C, LOCATION 28C, LOCATION 29C, LOCATION 30C, LOCATION 31C, LOCATION 32C, LOCATION 33C, LOCATION 34C, LOCATION 35C, LOCATION 36C, LOCATION 37C, LOCATION 38C, LOCATION 40C, LOCATION 41C, LOCATION 43C, LOCATION 44C, LOCATION 45C, LOCATION 46C, LOCATION 47C, LOCATION 48C, and , LOCATION 49C.

APPENDIX A

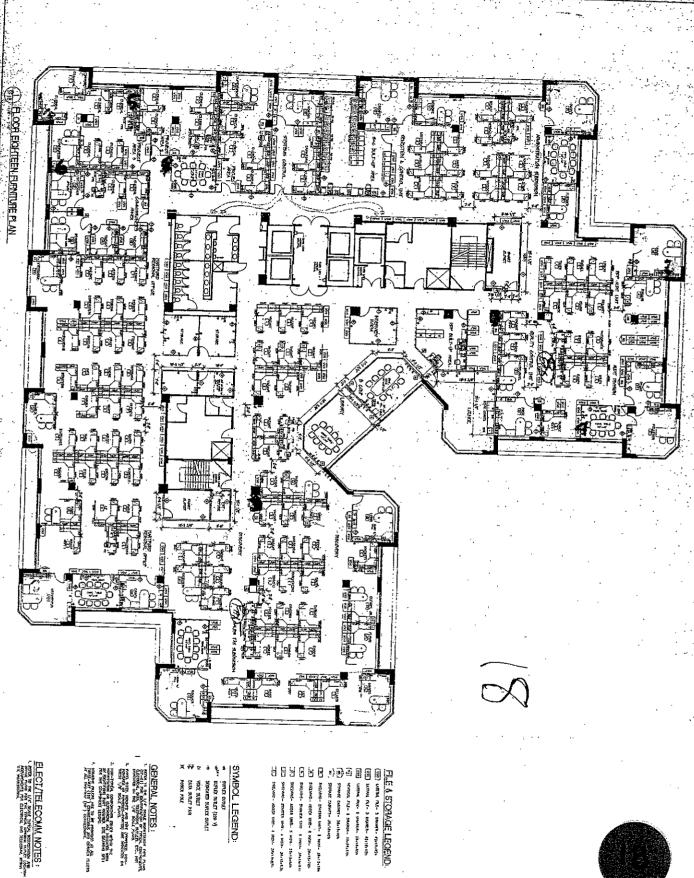
Drawings showing probe locations



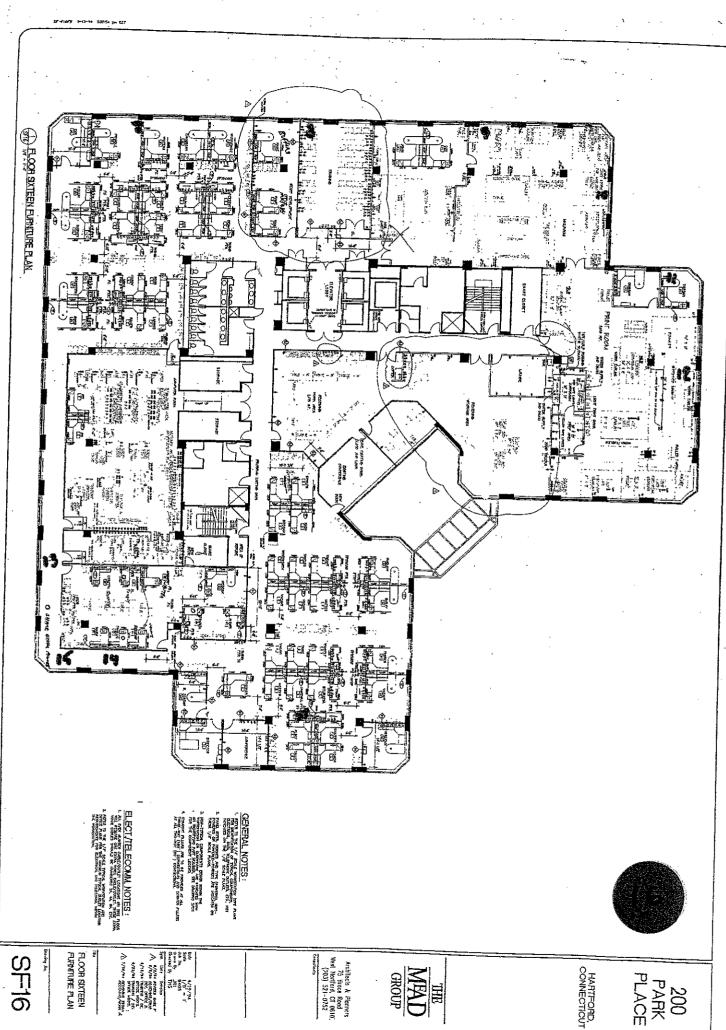
MAD GROUP

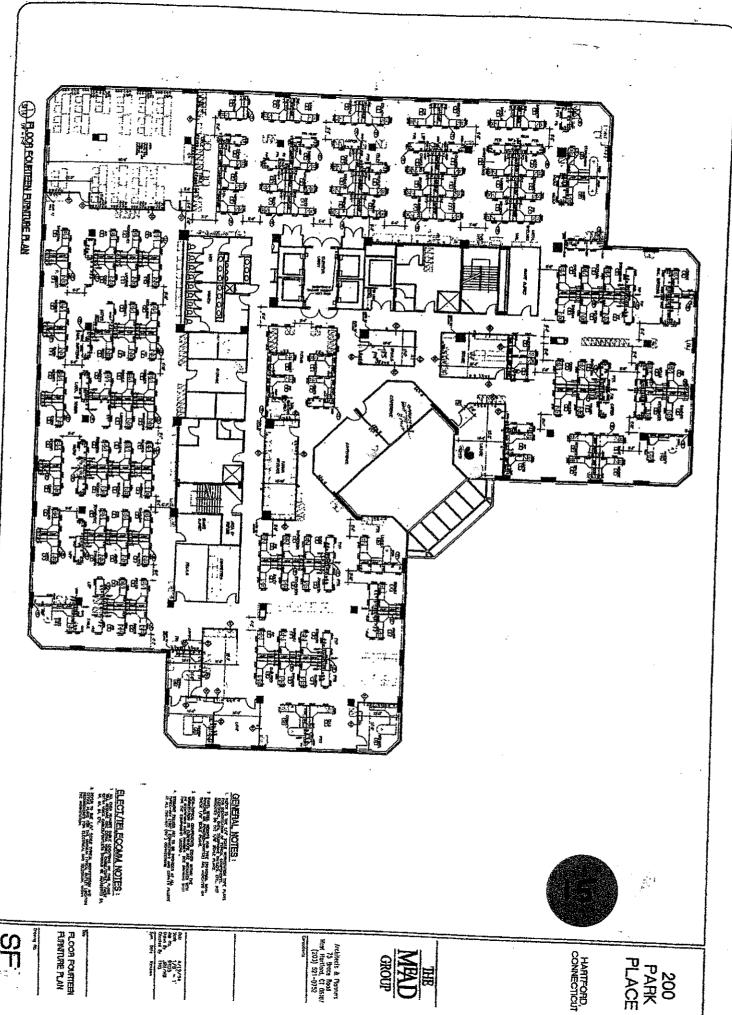
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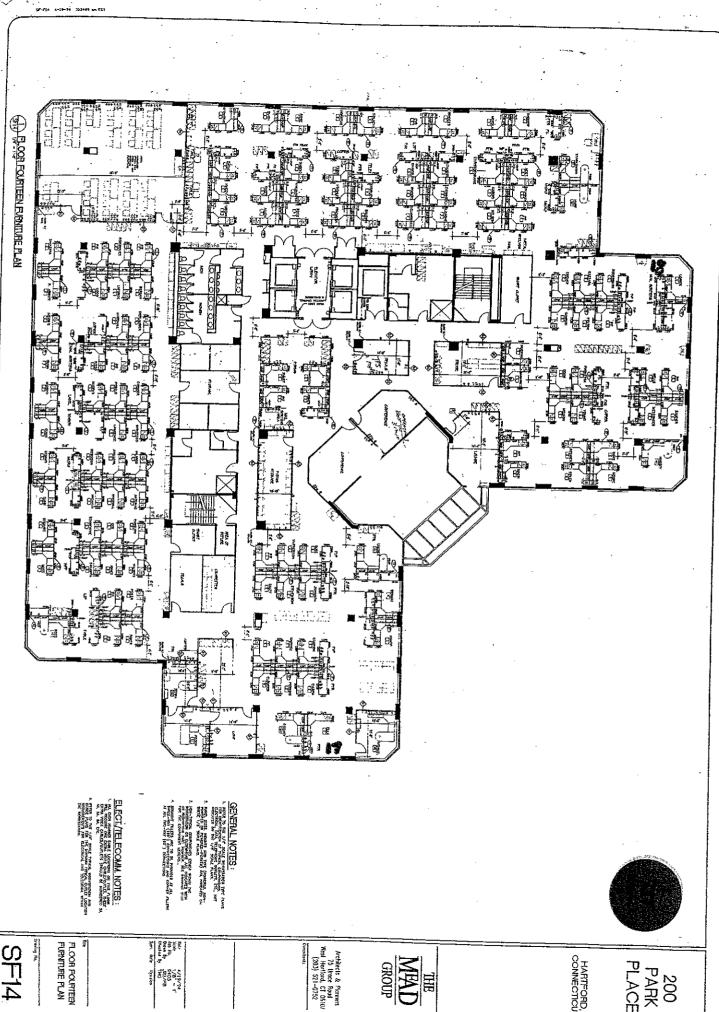
200 PARK PLACE



ELECT/TELECOMM, NOTES:







SF14

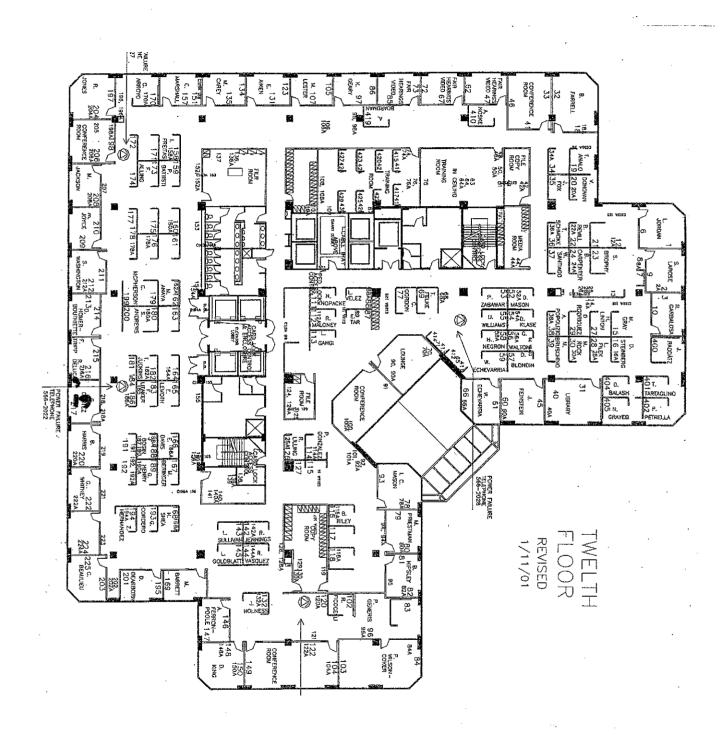
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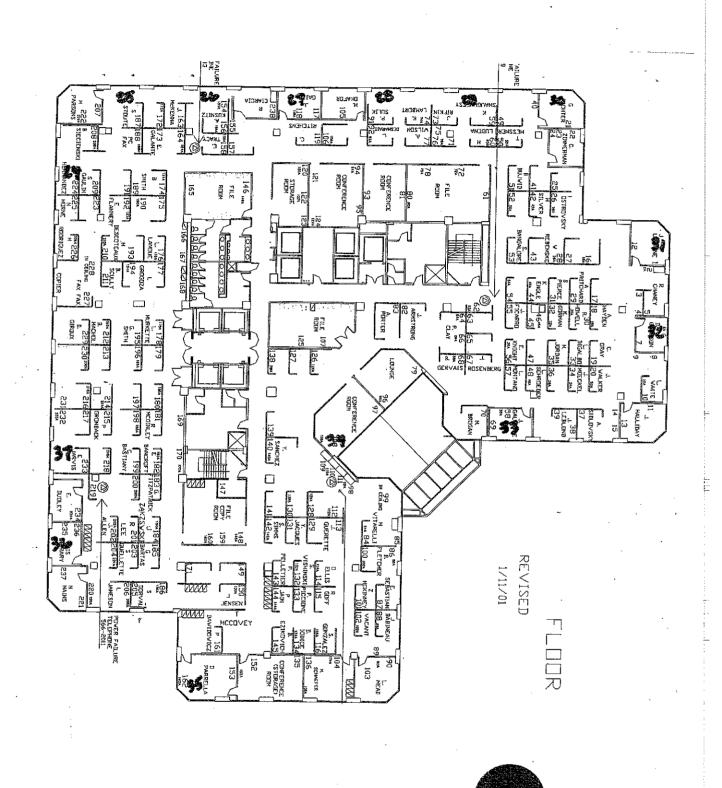
200 PARK PLACE

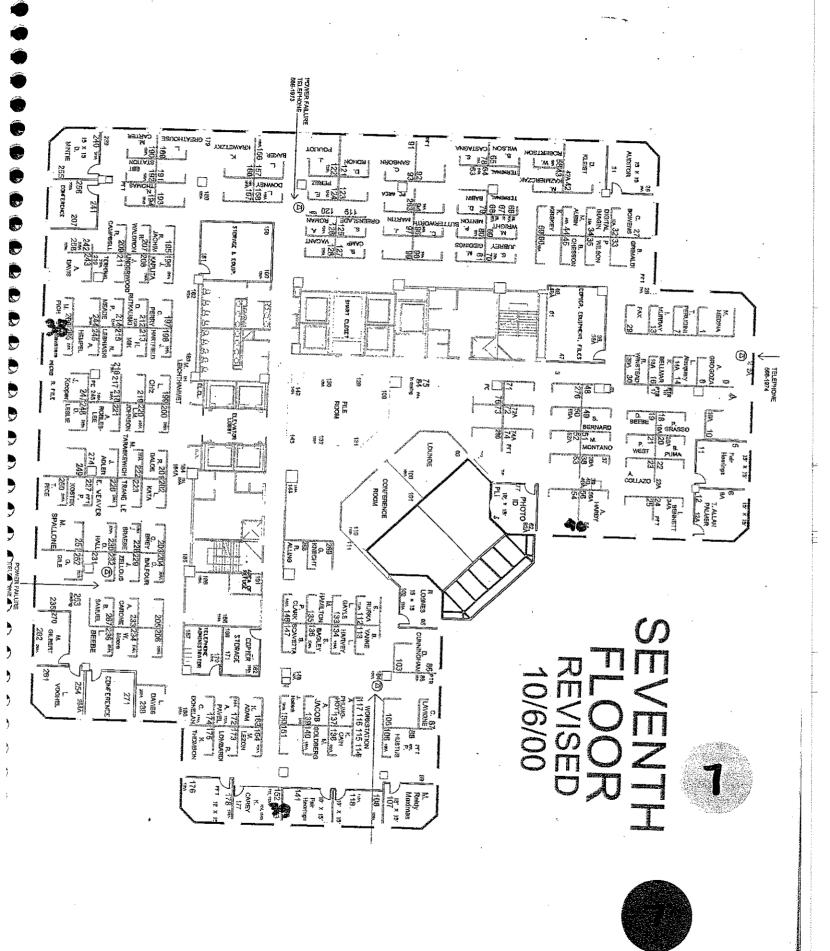


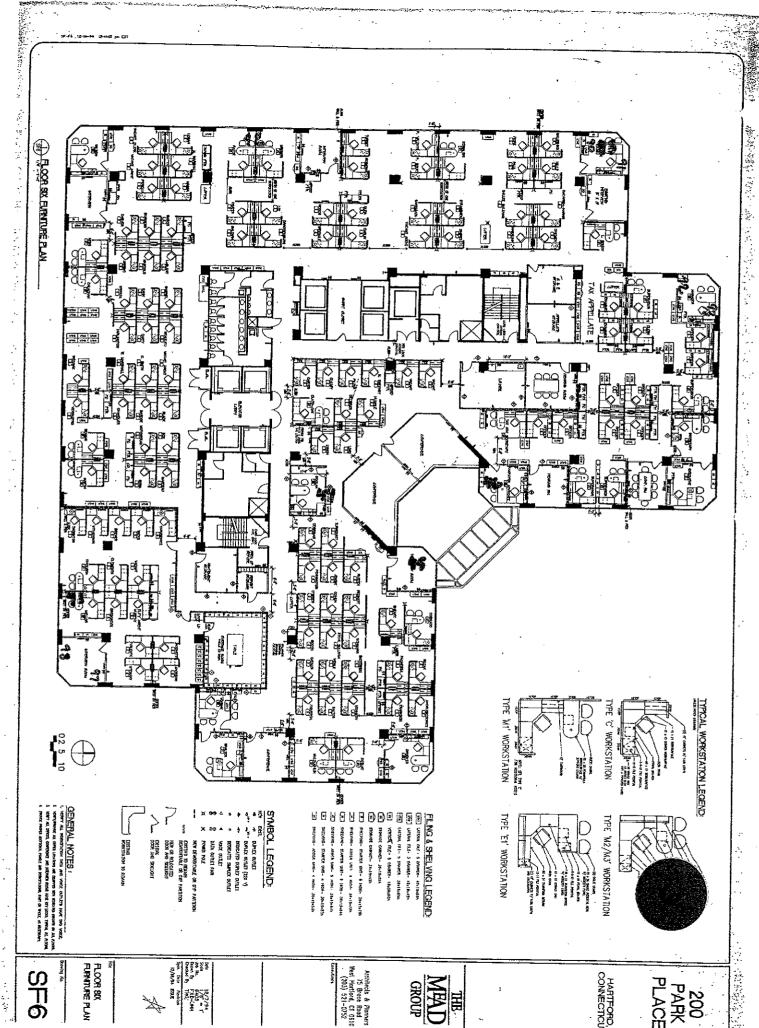


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PARK PLACE

